143.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	756,400 / 756,400
					USE VALUE:	756,400 / 756,400
					ASSESSED:	756,400 / 756,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHOENFELD ILANA L &
Owner 2:	REIS DANIEL H
Owner 3:	
Street 1:	51 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SPELLMEYER NEAL W/ETAL -
Owner 2:	CARPENTER GRACE M -
Street 1:	51 COOLIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,463 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1334 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5463.000	289,300		467,100	756,400
Total Card	0.125	289,300		467,100	756,400
Total Parcel	0.125	289,300		467,100	756,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 567.02 | /Parcel: 567.0

Legal Description

User Acct 93008

GIS Ref

GIS Ref

Insp Date 09/05/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 143.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,400	0	5,463.	467,100	756,500	756,500	Year End Roll	12/18/2019
2019	101	FV	231,700	0	5,463.	437,900	669,600	669,600	Year End Roll	1/3/2019
2018	101	FV	231,700	0	5,463.	362,000	593,700	593,700	Year End Roll	12/20/2017
2017	101	FV	224,600	0	5,463.	332,800	557,400	557,400	Year End Roll	1/3/2017
2016	101	FV	224,600	0	5,463.	303,600	528,200	528,200	Year End	1/4/2016
2015	101	FV	212,100	0	5,463.	297,800	509,900	509,900	Year End Roll	12/11/2014
2014	101	FV	212,100	0	5,463.	276,800	488,900	488,900	Year End Roll	12/16/2013
2013	101	FV	212,100	0	5,463.	263,300	475,400	475,400		12/13/2012

!11130!

PRINT

Date	Time
12/11/20	01:20:05

LAST REV

Date	Time
06/03/20	10:52:34
danam	
11130	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPELLMEYER NEAL	65699-534		7/9/2015		707,000	No	No		
DEVOST DONALD H	33505-442		8/23/2001		395,000	No	No		
LANDRY EDWARD J	26831-115		11/18/1996		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2018	87	Insulate	5,745	C				
11/10/2016	1387	Add Bath	17,500	O				
4/12/2016	436	New Wind	3,300					3 NEW WINDOWS
12/1/2015	1842	Foundati	13,000					
6/1/2004	431	Re-Roof	5,250					

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2020	External Ins		
9/5/2017	Measured	DGM	D Mann
9/5/2017	Permit Visit	DGM	D Mann
9/5/2017	Left Notice	DGM	D Mann
8/25/2016	Sales Review	PT	Paul T
11/5/2008	Meas/Inspect	163	PATRIOT
12/6/2001	MLS	MM	Mary M
12/11/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93008
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5463		Sq. Ft.	Site		0	80.	1.07	9									467,113						467,100	

Total AC/HA: 0.12541 | Total SF/SM: 5463 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 467,113 | Spl Credit | Total: 467,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BIEGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355427
Depreciation:	66109
Depreciated Total:	289317

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

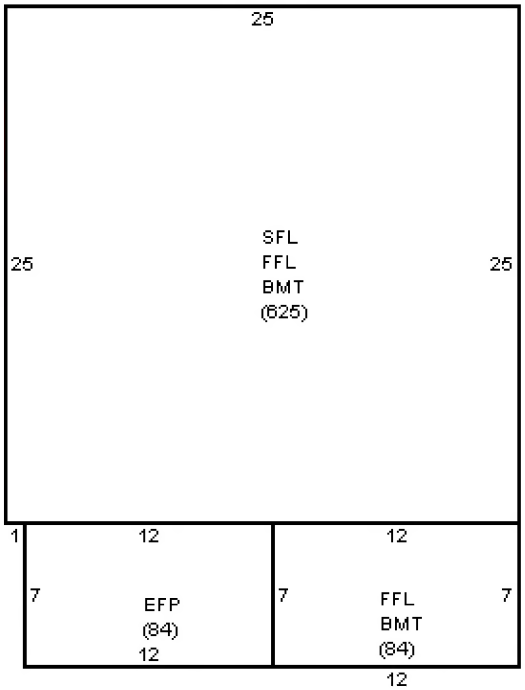
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	136.01
Final Total:	289300	Val/Su SzAd	216.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	709	51.600	36,582
FFL	First Floor	709	171.990	121,941
SFL	Second Floor	625	171.990	107,494
EFP	Enclos Porch	84	58.440	4,909

Net Sketched Area:	2,127			Total:	270,926
Size Ad	1334	Gross Are	2127	FinArea	1334

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	